

Buckland Planning Board  
Meeting  
May 3, 2018 6:30 p.m.  
Buckland Town Hall

JG  
MH 8/2/18  
CSS  
AD

**Agenda:**

1. Open meeting.
2. Continue marijuana by law work.
3. Discussion of Warrant Article for Annual Town Meeting.
4. Other topics not anticipated by Chair 48 hours prior to meeting.
5. Public comment.
6. Adjourn meeting.

**Attendees:**

See attached list.

**Meeting:**

1. **Open meeting** - John Gould called the meeting to order at 6:30 p.m.
2. **Continue marijuana bylaw work** - Peggy Sloan was in attendance and handed out copies of "*Preliminary Draft for Discussion Purposes Only (4/23/18)*". She gave a brief overview of the Draft's intent explaining how, by following it, the flow of the discussion would help unfold the process of creating Buckland's Marijuana By Laws. Highlights from the discussion by those in attendance follow:
  1. Peggy is working with about half a dozen towns in Franklin County. Each individual town can take the draft as a guideline or template to adapt to their individual municipality and customize the draft to fit their specific landscape, character, and existing bylaws. Buckland has the same advantage as a starting point. Once written, the final draft of the marijuana bylaws must go to a town meeting and be passed by a 2/3 majority vote.
  2. Discussion on special permits. Question was raised on whether any towns were approving businesses "by right" or if all were by special permit. Peggy Sloan answered that none were "by right"; all are by special permit.
  3. Lengthy discussion regarding size of operations, both for cultivators and retailers. Input was given regarding the percent of canopy realized per square footage of growing space, the role and profit margins of craft marijuana cultivators, and the state regulations for a retail establishment necessitating maximal square footage. All these were presented as reasons for the marijuana establishments to be profitable and for Buckland's bylaws to be attractive to potential businesses. These were countered by arguments that bylaws are made to be consistent with the quality of life within the

town, and the onus is on the business to conform, not the other way around. John Gould had suggested earlier that an advisable course of action might be to err on the side of caution; start conservatively with the most restrictive parameters then work outward from there.

4. Definitions of "outdoor" vs "indoor" Marijuana Cultivators were cited to specifically distinguish between the two and enlighten the board and those present as to the details of each.
  5. As a result of indoor vs outdoor cultivators, a discussion arose about the use of existing structures for indoor cultivation to maintain the rural landscape and vistas of our town rather than building new greenhouses. Dan Sullivan reported that it is not economically viable to use existing buildings, citing the reasons both financially and from a horticultural point of view. It is neither cost effective to rehab an old barn, for example, nor is the resulting transformation an ideal atmosphere for the growth of cannabis. Concern was raised over potential commercial sites available and the impact multiple greenhouses on them would have on the view of abutters and the change in Buckland's rural appearance in general. Outdoor growth was also addressed, acknowledging that likely there would be fewer cultivators in this category due to limited number of harvests per year compared to indoor cultivators. To allay fears of white elephant buildings dotting the landscape from businesses that failed, it was pointed out that all businesses must have an escrow account for the purpose of dismantling those buildings to prevent such an occurrence.
  6. Security for the various types of marijuana establishments was a topic of discussion, regarding lighting, fencing, cameras, local law enforcement, etc. What is required, and what is reasonable.
  7. All topics were viewed and discussed from the perspective of potential businesses as a result of recreational marijuana, the economic future and quality of life in Buckland, and current bylaws. Peggy suggested that in drafting marijuana bylaws, it is advisable to specify marijuana as a specific line item even if it does not differ from a specific bylaw, so that its limits and privileges are spelled out; if changes need to be made in the future, it is more easily dealt with if drafted that way. Before the next meeting scheduled on June 7, 2018 at 6:30 p.m., Peggy volunteered to investigate the size of the facility in Greenfield. Eric Schwartz volunteered his services for outreach and education if and when necessary, and he and Dan Sullivan will also do some size comparisons for retail space. John expressed concern for more precise language on indoor/outdoor cultivators. All this information should be available for the June 7th meeting.
3. **Discussion of Warrant Article for Annual Town Meeting** - As had been voted on at the April 17th meeting, the bylaw changes regarding trailers needed further consideration and had been deleted from the final draft to appear on the Warrant. Michael read the memo he and Andrea Donlon wrote to Andrea Llamas to accompany the final draft of amended bylaws to be voted on at town meeting. John Gould explained the process that would occur that evening and that revisions had to be approved by 2/3 majority.

4. **Other topics not anticipated by Chair 48 hours prior to meeting** - A request had been received to subdivide a lot. Board members reviewed materials submitted with request and determined that more information was needed; petitioner was to be notified.
5. **Adjourn meeting** - Clarissa moved to adjourn the meeting. Michael seconded the motion. Vote unanimous. John adjourned meeting at 9:12 p.m.